

Chairperson Michael Beckendorf  
Vice-Chairperson Leo Gonzalez



Commissioners  
Pete Bienski  
Bobby Gutierrez  
Nancy Hardeman  
Scott Hickle  
G.H. Jones  
Kevin Krolczyk  
Prentiss Madison

## **MINUTES**

### **BRYAN PLANNING AND ZONING COMMISSION WORKSHOP MEETING THURSDAY, JUNE 6, 2013 – 5:00 P.M. ROOM 305, BRYAN MUNICIPAL BUILDING 300 SOUTH TEXAS AVENUE, BRYAN, TEXAS**

#### **1. CALL TO ORDER.**

Chairperson Beckendorf called the meeting to order at 5:02 pm.

Commission Members Present: Mr. Michael Beckendorf, Mr. Leo Gonzalez, Mr. Prentiss Madison, Rev. G.H. Jones, Ms. Nancy Hardeman, Mr. Kevin Krolczyk, Mr. Scott Hickle, Mr. Bobby Gutierrez, and Mr. Pete Bienski

Commission Members Absent: none

Staff Members Present: Mr. Martin Zimmermann, Planning Administrator, Mr. Randy Haynes, Project Planner, Ms. Janis Hampton (through phone conference), City Attorney, Ms. Maggie Dalton, Staff Planner, Mr. Matthew Hilgemeier, Staff Planner, Mr. Paul Kaspar, City Engineer, Mr. Joey Dunn, Deputy City Manager, and Ms. Annette Denton, Planning Intern.

#### **2. SUBCOMMITTEE REPORT AND DISCUSSION REGARDING TATTOO STUDIO AND DOWNTOWN LAND USES (Questions may be directed to staff, no action will be taken).**

*Commissioner Hickle entered the meeting at 5:04 pm.*

The subcommittee presented its findings and recommendation. The subcommittee recommends the following changes to the Zoning Ordinance:

1. that tattoo studio uses be potentially allowed in the Downtown – South (DT-S) zoning district, with prior approval of a Conditional Use Permit; and
2. that the following new use-specific standards shall apply to all tattoo studio uses city-wide:

- a. All structures housing a tattoo studio use shall be located at least 5,280 feet from another structure housing a tattoo studio use.
- b. All structures housing a tattoo studio use shall have a minimum of 3,000 square feet of floor area and a maximum of 5,000 square feet of floor area.
- c. Consumption of alcoholic beverages shall be prohibited in the tattoo studio (in accordance with 25 Texas Administrative Code, Chapter 229, Subchapter V, "Minimum Standards for Licensure of Tattoo and Certain Body Piercing Studios", Rule 229.404 (h), as may be amended from time to time).

The subcommittee also recommends a far-reaching examination of land use in the downtown area be undertaken as part of an update to the City's Comprehensive Plan for which another Planning and Zoning Commission subcommittee was already established earlier this year.

Questions were directed to staff. No action was taken.

**3. REVIEW OF AGENDA ITEMS FOR REGULAR MEETING OF JUNE 6, 2013 (Questions may be directed to staff, no action will be taken).**

Questions were directed to staff. No action was taken.

**4. STAFF ANNOUNCEMENTS (This item includes introductions of new employees, meeting reminders, upcoming events, and staff recognition).**

**A. Upcoming regular meeting dates: June 20 and July 18, 2013.**

**B. Upcoming P&Z Subcommittee meetings.**

Mr. Zimmermann reminded Commissioners of upcoming meetings and subcommittee meetings.

**5. FUTURE AGENDA ITEMS (A Planning and Zoning Commission member may request that a subject for which notice has not been given be placed on an agenda for a future meeting).**

Commissioners requested that the upcoming review of parking requirements for multi-family developments and a discussion about minimum building setbacks be held at their next workshop meeting.

Commissioner Gutierrez requested that the Commission consider the possibility of establishing a medical district.

## 6. ADJOURN.

Without objection, Chairperson Beckendorf adjourned the meeting at 5:34 pm.

These minutes were reviewed and approved by the City of Bryan Planning and Zoning Commission, as approved on this the **20<sup>th</sup>** day of **June, 2013**.

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Michael Beckendorf, Chairperson  
Planning and Zoning Commission  
City of Bryan, Texas

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Martin Zimmermann, AICP  
Planning Administrator and Secretary to the  
Planning and Zoning Commission